



Code :	02269
Location :	Vrsar
Building size :	230 m2
Lot size :	860 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	10
Number of bathrooms :	3
Number of toilets :	1
Distance from center :	9000 m
Distance from sea :	3500 m
Energy efficiency :	Not specified
Year of construction :	2024
Parking :	Yes

Price : 780.000 €

For sale, a beautiful sunny villa with an area of 230 m2, spread over two floors. The villa is located on a landscaped and fenced garden area of 860 m2, where there is a swimming pool of 38 m2, a summer kitchen with a pergola and 2 parking spaces.

The ground floor of the house consists of an entrance hall, a storage room, a toilet, a bedroom with an en suite bathroom and a spacious living room with a dining room and a kitchen with access to a terrace and a fenced yard with a swimming pool.

The first floor of the house consists of a master bedroom with an en suite bathroom, two bedrooms that share one bathroom and a beautiful sunny terrace with a view of the landscaped yard and untouched nature.

Due to its location, price and contents, this property is an ideal investment for family life and tourist rental in a beautiful, preserved part of Istria surrounded by untouched nature.

The villa is located 3.5 km from the sea, 9 km from Vrsar, 13 km from Poreč and 20 km from Rovinj, which makes it very well connected to all the jewels of the western Istrian coast.

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